

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

205/8 Clay Drive Doncaster VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$575,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1009/642 Doncaster Road Doncaster VIC 3108	\$672,450	28-May-19
1018/642 Doncaster Road Doncaster VIC 3108	\$722,650	15-Mar-19
616/642 Doncaster Road Doncaster VIC 3108	\$630,000	19-Aug-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 16 September 2019

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**1009/642 Doncaster Road
Doncaster VIC 3108**
 2  2  1

Sold Price

\$672,450

 Sold Date **28-May-19**

Distance

0.12km

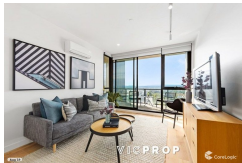
**1018/642 Doncaster Road
Doncaster VIC 3108**
 2  2  1

Sold Price

\$722,650

 Sold Date **15-Mar-19**

Distance

0.12km

**616/642 Doncaster Road Doncaster
VIC 3108**
 2  2  1

Sold Price

\$630,000

 Sold Date **19-Aug-19**

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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